Calais Planning Commission

Meeting Minutes February 21, 2012

Present: Rich Quelch, Peter Brough, John McCullough, Melanie Kehne, Jack Russell, Carol Beatty, and Gary Root.

Guest: Rolf Mueller

Meeting called to order at 7:00 pm.

Zoning Administrator (Rolf Mueller)

Permit Application

- Remove Administrative page (page 4)
- File and locate in one spot (Town Manager)
- Easy to find map
- Process for denying permit applications
- Send Meeting Minutes to Rolf

RPC Zoning Recommendations

- 1) Discussed Recommendations
 - Section 6.10 applies to all development and how it applies to Natural Resources
 - Contents of 6.10 should be part of a new 2.4. John will create a rough draft and will bring to next meeting.
 - Discussed the importance of clarifying criteria and not relying just on maps
- 2) Carol Revise explanation of Permitted vs. Conditional Use in the Resources Recreation District (Oct.18, 2011 doc. page 20)

Original Language:

"If the use involves a permitted structure that is within a minimum of 40 feet and a maximum of 200 feet from the centerline of the town highway, it is a permitted use. If the use involves a permitted structure that is more than 200 feet from the centerline of the highway, it is a conditional use."

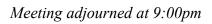
Proposed new language:

In the Resource Recreation District, in order to protect the natural resource value of land as detailed in the Purpose, proximity to a town highway is a deciding factor for permitted versus conditional use. If the use involves a permitted

structure that is within the minimum setback of 40 feet and a maximum of 200 feet from the centerline of the town highway, it is a permitted use. If the use involves a permitted structure that is more than 200 feet from the centerline of the town highway, it is a conditional use.

Request Assistance from Seth

- 1) Original Meeting Minutes from Seth Jensen's visit on November 1, 2011
 - Handed out Memorandum and samples
 - Minor Subdivision Density Averaging and Frontage by ZA, cookie-cutter by DRB
 - Revise Zoning Districts/Density Requirements
 - Revise Zoning Purpose of Districts
 - Strengthen Conditional Use Review Criteria and Process
 - Add Natural Resources Definitions
 - Planning Commission needs to review and decide priorities. 70 hours are left to work on 3 items.
- 2) Request Assistance in the following areas:
 - a. Subdivisions
 - i. Create language that would allow responsible Minor Subdivision to be approved by ZA
 - 1. Create criteria such as: Density Averaging, frontage, giving up development rights, creating lots with less impact to Natural Resources, building similar to neighboring houses, aligning septic and water responsibly/appropriately, etc...
 - ii. Revise language to support both minor and major "cookie-cutter" subdivision DRB approval
 - iii. Help prepare for Public Meetings
 - b. Village Districts
 - i. Create two scenarios for Public Meetings
 - 1. Expand Village District
 - 2. Create new district around villages districts that would allow for greater varieties of development, with less strict guidelines than Rural Residential District
- 3) Ask Seth to attend another meeting to discuss these two areas in greater detail.



Minutes recorded by Rich Quelch